



## Jerdon Real Estate, Inc.

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**PRICE: \$395,000**

### LOCATION:

### ROBBINS LAKEFRONT

**Address** : 67151 Hillcrest Drive, Jones, MI 49061  
**Approx Sq Ft** : 2,800 (Includes 868 SF in lower level)  
**Lot Size** : 2 lots totaling 120' on lake & road by 181/195' deep  
**Taxes** : '07 \$2,153 (Homestead) w/'07 SEV might be \$3,388 OR \$5,593 +/- Non-Homestead. Estimate only not guaranteed\*  
**Tax ID#** : 14-120-120-088-10 (Porter Twp.)  
**Lake Size** : 64 Acres  
**School District:** Constantine  
**Roof** : Shingles  
**Elec Service** : 200 & 100 Amps  
**Construction** : Frame  
**Heat** : HVAC Propane gas  
**Possession** : 30 Days after close  
**Water Heater** : 38 Gal elec  
**Sewer** : Septic type

**Beach:** No Sand  
**Street:** Public gravel  
**Siding:** Wood Cedar  
**Walls:** Dry wall  
**Bsmnt:** Full Walkout  
**Water:** 5" Well/sub pump

**Built** : 1996  
**1<sup>st</sup> Bedroom** : Master 12 ½ x 14'  
**2<sup>nd</sup> Bedroom** : 12 ½ x 13' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 13 x 15' (2<sup>nd</sup> Level)  
**Bath** : Master Full Shower  
**Bath** : Full Tub/Shower  
**Bath** : Full Tub/Shower (Lower Level)  
**Living/Dining** : 12 ½ x 22'  
**Kitchen** : 9 ½ x 10 ½'  
**Family Room** : 13 x 16'  
**Recreation** : 25 x 26 ½' w/Wet Bar (Lower Level)  
**Porch** : 8 x 12' Open front  
**Garage** : 2-Car Detached 24 x 32' Heated, insulated, dry wall & paved drive  
**Decks** : (2) 12 x 38'; 12 x 28'  
**Sheds** : (2) 8 x 8 , 8 x 8'  
**Neighborhood:** Hillcrest

**REMARKS:** Exceptionally well kept lake property. Tremendous lake view, wooded, scenic, & quiet area with dead-end street. Wet bar in lower level Rec Room. Directions: Take U.S. 12 East of Union, MI, North on Robbins Lk Rd, Left on Hillcrest to property. Included: Range, refrigerator, washer, dryer, wood stove, pier, pier supports. \*Jerdon cannot guarantee tax estimate or future taxes but provides estimate to to better assist purchaser.



Rec Room



Living / Dining.



Living / Dining





Wet bar.